



**CUSHMAN &
WAKEFIELD**

FOR SALE

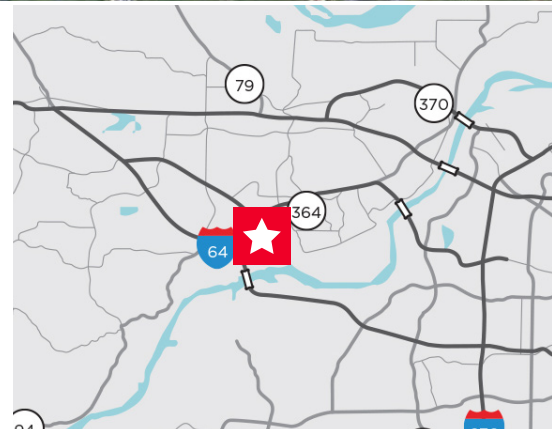
2.88 & 6.68 Acre Commercial Lots



Weldon Spring Parkway, Weldon Spring, MO

Property Highlights

- High-visibility site fronting Highway 94
- Signalized access to Highway 94 at four points
- Zoned Planned Commercial (PC) in City of Weldon Spring, MO. Click [here](#) for zoning information.
 - Permitted uses: Office, Medical Office, restaurants (including fast food), retail sales and services, schools, veterinary clinics, hotels, fitness center, health care, financial services/banking, grocery stores, etc.
 - Conditional uses: Nursing home/assisted living/residential care, light industrial uses, self-storage, warehouse and wholesale trade, etc.
- Public water and sewer on site
- 2021 Real Estate Taxes:
 - 6.68 Acres: \$11,699
 - 2.88 Acres: \$3,058
- **Asking Price: \$6.00/SF**



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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	2,657	28,971	106,873
AVG. HH Income	\$151,288	\$143,120	\$132,064

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